

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
AUGUST 2, 1978

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m., Wednesday, August 2, 1978 in the City Hall Council Chambers.

## ROLL CALL

Present: Councilmen - Hughes, Katnich,  
Katzakian,  
McCarty and  
Pinkerton (Mayor)

Absent: Councilmen - None

Also

Present: City Manager Graves, Assistant  
City Manager Glenn, Public Works  
Director Ronsko, City Attorney  
Mullen and City Clerk Reimche,

## INVOCATION

The invocation was given by Reverend  
Vernon Robertson, Grace Presbyterian  
Church.

## PLEDGE

Mayor Pinkerton led the Pledge of Allegiance  
to the flag.

VISITORS  
WELCOMED

Mayor Pinkerton bid welcome to students  
from Japan and Austria who are presently  
visiting our Community. Mr. Yutaka Yazaki,  
Teacher/Advisor of the entourage from Japan  
addressed the Council regarding their visit  
and brought greetings from Kofu, Japan, Lodi's  
Sister City.

## MINUTES

On motion of Councilman Katnich, Katzakian  
second, Council approved the Minutes of  
June 21, 1978 as written and mailed.

## PUBLIC HEARINGS

EIR FOR  
SANGUINETTI PARK

Councilman Katzakian asked to abstain from  
discussion and voting on the following matter  
as he has a possible conflict of interest.

Minutes of August 2, 1978, continued

EIR  
SANGUINETTI  
PARK  
(Contd.)

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Pinkerton called for the public hearing to consider the City Planning Commission's recommendation that the City Council certify as adequate the Final Environmental Impact Report for Sanguinetti Park.

Copies of the Environmental Impact Report for Sanguinetti Park had been presented to each City Councilman at the July 19, 1978 Council meeting to allow time for study and evaluation of the report by the Council.

The matter was introduced by City Manager Graves who responded to questions regarding the matter as were posed by the Council.

There were no persons in the audience wishing to speak on the matter, and the public portion of the hearing was closed.

Following review, evaluation, and discussion regarding the subject environmental document, Council, on motion of Councilman Katnich, Hughes second, established the following findings and certified as adequate the final Environmental Impact Report for the Sanguinetti Park Subdivision:

1. that the proposed Tentative Map is consistent with the Adopted Land Use-Circulation, Open Space-Conservation and Interim Housing Elements;
2. that the approval of the Tentative Map will not adversely affect an area of concern which the proposed Safety, Seismic Safety and Noise Elements, as specified in the State General Plan Guidelines, are intended to mitigate;
3. that the design and improvement of Sanguinetti Park is consistent with the Adopted Elements of the General Plan and does not adversely affect an area of concern which the proposed elements are intended to mitigate;
4. that the site is physically suited for the proposed density of development;
5. that the site is physically suited for the proposed type of development;
6. that the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat;

EIR  
SANGUINETTI  
PARK  
(Contd.)

REZONE AREA  
BOUNDED BY W.  
TURNER RD.: N.  
SACTO ST., LOUIE AVE.,  
& N. CHURCH ST. FROM  
C-S TO P-D (17.)

ORD. NO. 1151  
INTRO.

Minutes of August 2, 1978, continued

7. that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and
8. that the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the subdivision.

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Pinkerton called for the public hearing to consider the City Planning Commission's recommendation for approval of the request of Aladdin Real Estate, Inc. by Ronald B. Thomas to rezone the area bounded by West Turner Road, North Sacramento Street, Louie Avenue and North Church Street from C-S, Commercial-Shopping to P-D(17), Planned Development District No. 17 to accommodate Residential, Light Commercial and Light Industrial uses with the following conditions:

- a. that the condominium residential uses at the northeast corner of Louie Avenue and Church Street not exceed 20 units per acre and conform to the requirements of R-GA, Garden Apartment Residential;
- b. that the condominium commercial uses along the West Turner Road frontage conform to the requirements of C-S, Commercial Shopping; and
- c. that the light industrial uses on North Sacramento Street conform to the C-M, Commercial Light Industrial District with the exception that no residential uses be permitted.

Councilman Katzakian asked to abstain from discussion and voting on the matter because of a possible conflict of interest.

The matter was introduced by City Manager Graves who responded to questions regarding the matter.

Mr. Ronald Thomas, 730 Maplewood Drive, Lodi spoke on behalf of the proposed rezoning and responded to questions concerning the matter as were posed by the Council.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

Additional discussion followed with questions being directed to Staff.

On motion of Councilman Hughes, Katnich second, Council established the following findings and introduced Ordinance No. 1151 rezoning the area bounded by West Turner Road, North Sacramento Street, Louie Avenue and North Church Street from C-S, Commercial-Shopping to P-D (17), Planned Development District No. 17 to accommodate Resi-

Minutes of August 2, 1978, continued

REZONE AREA FROM  
C-S to P-D(17)  
ORD. NO. 1151 INTRO.  
(Contd.)

uses with the conditions heretofore listed:

1. that Planned Development Zoning is the best means to assure that the property will develop in harmony with adjacent land uses;
2. that the rezoning would not conflict with the proposed Noise, Safety and Seismic Safety Elements of the General Plan;
3. that the existing zoning could cause a hardship to adjacent residential areas by increasing traffic and air pollution.

The motion carried by the following vote:

Ayes: Councilmen - Hughes, Katnich,  
McCarty and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

Abstain: Councilmen - Katzakian

REZONE 15 ACRE  
PARCEL LOCATED  
ON THE N. SIDE OF  
THE FUTURE EXT.  
OF E. VINE, 370 FT.  
E. OF BECKMAN RD.  
FROM R-1 TO C-M  
and M-1

Notice thereof having been published in accordance with law and affidavit of publication being on file in the office of the City Clerk, Mayor Pinkerton called for the public hearing to consider the Planning Commission's recommendation that the City Council approve the request of Mr. Charles Ferdun to rezone a 15-acre parcel located on the north side of the future extension of East Vine Street, 370 feet east of Beckman Road from R-1, Single-Family Residential to C-M, Commercial-Light Manufacturing and M-1, Light Industrial,

ORD. NO. 1152  
INTRO.

The matter was introduced by City Manager Glaves who responded to questions as were directed by the Council.

There were no persons in the audience wishing to speak on the matter, and the public portion of the hearing was closed.

Following additional discussion on the matter, on motion of Councilman Katnich, Katzakian second, Council established the following findings and introduced Ordinance No. 1152 rezoning a 15-acre parcel located on the north side of the future extension of East Vine Street, 370 feet east of Beckman Road from R-1, Single-Family Residential to C-M, Commercial-Light Manufacturing and M-1, Light Industrial:

1. that the rezoning is necessary if the Zoning Map and Land Use Element of the General Plan are to be consistent as is required by the State Government Code;
2. that the maintenance of the existing zoning would cause a hardship and the new use is contiguous to existing compatible uses; and

REZONE 15 ACRE  
PARCEL FROM R-1  
TO C-M AND M-1  
ORD. NO. 1152  
INTRO. (Contd.)

3. that the parcels north and west of the subject property are being developed to uses which conform to this zoning request.

The motion carried by unanimous vote.

PUBLIC HEARING  
RE HAM LANE  
EIR

Following introduction of the matter by City Manager Graves, Council, on motion of Councilman Hughes, Katnich second, indicated it will continue the public hearing to consider the Ham Lane Improvement Project - Lodi Avenue to Elm Street Environmental Impact Report to August 30, 1978 at 8:00 p.m. and directed Staff to send notices of the meeting to property owners in the subject area.

#### PLANNING COMMISSION

City Manager Graves gave the following report of the Planning Commission meeting of July 24, 1978:

##### The Planning Commission -

PREZONE PROPERTY  
LOCATED AT 14379  
N. CHEROKEE LANE  
FROM I-PA TO C-2  
AND R-HD

1. Recommended approval of the request of Mr. Robert Sternfels, Attorney at Law, to prezone the property located at 14379 North Cherokee Lane (San Joaquin Assessor Parcel No. 057-160-20) from I-PA, Interim Protected Agriculture (County classification) to the following classifications: a) the easterly 300 feet to C-2, General Commercial, and b) the remainder of the property to R-HD, High Density Multiple Family Residential.

On motion of Councilman Katnich, Katzakian second, the matter was set for Public Hearing September 6, 1978.

##### The Planning Commission also -

1978-79 CAPITAL  
IMPROVEMENT  
PROGRAM

2. Certified that the Capital Improvement Program - Fiscal Year 1978-79 was in compliance with the Adopted General Plan.

##### The Planning Commission also -

#### ITEMS OF INTEREST

1. Approved the request of Genie Development, Inc. by Mr. Ronald B. Thomas, to extend the Approved Tentative Map of Beckman Ranch for the maximum period permitted by the Lodi Subdivision Ordinance.

2. Elected Commissioner Avery T. Gassin, Chairman, and Commissioner Art Altnow, Vice-Chairman for Fiscal Year 1978-79.

#### COMMUNICATIONS

ABC LICENSE

The City Clerk presented an application for Alcoholic Beverage License which had been received for Roy E. Chadwell, Harold's Club, 31 N. Sacramento St., Lodi, On Sale General Public Premises - Person to Person Transfer.

Minutes of August 2, 1978, continued

COMMUNICATIONS  
(Contd.)

P. T. & T. REQUEST  
BEFORE PUC TO  
INCREASE CERTAIN  
RATES C-17F

City Clerk Reimche presented an application before the Public Utilities Commission of the State of California of the Pacific Telephone and Telegraph Company requesting authority to increase certain rates (Application No. 58223).

PARKING  
PROBLEMS IN  
AREA OF  
PACIFIC COAST  
PRODUCERS C-18

The City Clerk presented a petition signed by approximately 40 persons which stated that "This is a petition: - Did you know that the Anchor Pacific Coast Cannery has a parking lot for its employees that they do not use? If you are tired of having cars parked in front of your home and if you think the situation has gotten out of hand, please sign. Because of the numerous cars parked along the streets, which are only wide enough for two way traffic without cars, these streets have become dangerous to drive on".

City Manager Graves reported that he had met with a representative of the Pacific Coast Producers in an attempt to resolve the problem.

Council discussion followed with questions being directed to the City Manager and the City Attorney on ways this problem could be resolved.

Council then directed the City Attorney to re-search the matter and to report to the Council on his findings.

VARIANCE REQUEST  
APPROVED ON AIR  
CONDITIONER  
INSTALLATION C-53B

Following introduction of the matter by the City Clerk, Mrs. Dennis Cochran, 224 Watson Street, Lodi addressed the Council stating that they had been advised that their recently-installed air conditioning unit had been installed in violation of the City Code. Mrs. Cochran presented a diagram of her property and the location of the installation for Council's perusal. Mrs. Cochran concluded her statement by saying that they feel the location of the unit is secluded, does not infringe on their neighbors, and does not seem to be a fire fighting obstruction.

Council discussion followed with questions being directed to Staff and to Mrs. Cochran.

On motion of Councilman Katzakian, Katnich second, Council approved the variance request received from Mrs. D. Cochran on an air conditioner installation in a 4-foot side yard at 224 Watson Street.

Minutes of August 2, 1978, continued

REQUEST FOR  
SEWER TAP AT  
14704 N. BECKMAN  
RD. WHICH PROPERTY  
IS LOCATED OUTSIDE  
THE CITY LIMITS

Mrs. Elmo Fukunaga who resides at 14704 N. Beckman Road, Lodi, which property is located outside the City limits, addressed the Council requesting City sewer service at that location. A diagram of the subject area was presented for Council's perusal. Lengthy discussion followed with questions being directed to Staff and to Mrs. Fukunaga.

Councilman Katnich moved that the City allow the sewer tap as requested by Mrs. Fukunaga. The motion was seconded by Mayor Pinkerton and failed to pass by the following vote:

Ayes: Councilmen - Katnich and Pinkerton

Noes: Councilmen - Hughes, Katzakian and McCarty

Absent: Councilmen - None

STAFF DIRECTED TO  
REVIEW AND  
RECOMMEND IF AREA  
IS TO BE INCLUDED IN  
CITY'S GROWTH PLAN  
AREA

Following additional discussion, Councilman Hughes moved that as a matter of urgency, the Community Development Staff be directed to review and recommend if this area is to be included in the City's Growth Plan Area. The motion was seconded by Councilman Katnich and carried by unanimous vote.

LETTERS OF CONGRAT-  
ULATIONS TO BE SENT  
TO NEWLY SELECTED  
CHAIRMAN & VICE-  
CHAIRMAN OF  
PLANNING COMMISSION

Mayor Pinkerton directed the City Clerk to send letters of congratulation to Avery Gassin on being selected as Chairman of the Planning Commission and Art Altnow on being selected as Vice-Chairman of the Planning Commission.

PUBLIC HEARINGS  
BEFORE LAFCO ON  
PROPOSED  
ANNEXATIONS -  
STERNFELS  
KENNEDY-TAYLOR

City Clerk Reimche apprised the City Council of the following Public Hearings before LAFCO to be held Friday, August 18, 1978 at 2:00 p.m. in the Chambers of the Board of Supervisors, County Courthouse:

- a) Proposed Sternfels Reorganization (LAFCO 17-78), including annexation No. 78-2 to the City of Lodi and detachment of affected territory from Woodbridge Rural County Fire Protection District.
- b) Proposed Kennedy-Taylor Reorganization (LAFCO 16-78) including Annexation No. 78-1 to the City of Lodi and detachment of affected territory from Woodbridge Rural County Fire Protection District.

Minutes of August 2, 1978, continued

REPORT RE PROPOSED  
NCPA GEOTHERMAL  
PLANT IN SONOMA/  
LAKE COUNTY

Councilman Hughes apprised the City Council that effective Thursday, July 27, 1978, N.C.P.A. made a selection of a financial package that will allow them to proceed with the building of a geothermal plant in Sonoma/Lake County. This is the first time that N.C.P.A. actually moved into a position where virtually all of the major steps have been completed, and are literally prepared to commence with the construction phase of the operation. Basically, what this financial package consists of are two bond issues; one will be a 41 million dollar bond issue over a 30 year period, the first five years being interest only. This particular bond issue would be a taxable bond issue and will carry the Department of Energy guarantee, which means that if for any reason the project is unsuccessful, that the Cities would not be obligated. The Federal Government would underwrite the 41 million dollars, but could take the entire plant as collateral.

The second bond issue would be a 16 million dollar bond issue. This bond issue would not be backed by the Department of Energy. This particular proposal is 100% financed which would allow N.C.P.A. to service the entire bond obligation out of the proceeds of the plant. This would not require a major capital investment on the part of the cities in order to put this plant together. The 16 million dollar bond issue would be a Municipal tax exempt bond issue.

Both of these bond issues would be sold through a consortium led by Merrill, Lynch, Pierce, Fenner, and Smith, Inc. who sought this package with a great deal of enthusiasm. The outlined financing will go into effect probably sometime in February 1979. The reason for this six to eight month delay is because none of the bonds would be authorized to be sold until the Department of Energy Loan Guarantee is received. Immediately upon receipt of this Loan Guarantee, they can proceed with the full plans for building design and construction of the plant, which should take approximately three years.

Councilman Hughes further advised the Council that the application had been filed with the Department of Energy August 2, 1978 and that on Monday, August 7, 1978 a Notice of Intent will be filed with the State Energy Commission.

Lengthy Council discussion followed with questions being directed to Councilman Hughes regarding the subject.

REPORTS OF THE CITY  
MANAGER

CONSENT CALENDAR

In accordance with report and recommendation of the City Manager, the following actions hereby set forth between asterisks, on motion of Councilman Katzakian, Katnich second, were approved by the Council.

\*\*\*\*\*



Minutes of August 2, 1978, continued

CLAIMS

CLAIMS WERE APPROVED IN THE AMOUNT OF \$483,505.87.

LODI PUBLIC  
LIBRARY TO  
PARTICIPATE IN  
CALIF. LIBRARY  
SERVICES ACT

RES. NO. 78-85

Council was apprised that the California Library Services Board has funds available under the California Library Services Act to assist and support the sharing of library materials and services by California's libraries. A proposed resolution for the Lodi Public Library to participate in the California Library Services Act was presented for Council's approval.

RESOLUTION NO. 78-85

RESOLUTION AUTHORIZING THE LODI PUBLIC LIBRARY TO PARTICIPATE IN CALIFORNIA LIBRARY SERVICES ACT.

ENGLISH OAKS  
COMMONS BLOCK  
WALL ACCEPTED

Council was informed that the contract for "English Oaks Commons Block Wall" which was awarded to T. A. Molino of Lodi on June 7, 1978 in the amount of \$15,962 has been completed in substantial conformance with the plans and specifications approved by the City Council.

COUNCIL ACCEPTED THE IMPROVEMENTS IN "ENGLISH OAKS COMMONS BLOCK WALL" AND DIRECTED THE PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION WITH THE COUNTY RECORDER'S OFFICE.

CLASS II SLURRY  
SEAL SPECS  
APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR CLASS II SLURRY SEAL AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

SUB-SURFACE  
TRANSFORMER  
SPECS APPROVED

COUNCIL APPROVED THE SPECIFICATIONS FOR THE PURCHASE OF ONE 500 KVA 3-PHASE SUB-SURFACE TRANSFORMER UNIT AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

SPECS FOR A UTILITY  
LINE TRUCK APPRVD.

COUNCIL APPROVED THE SPECIFICATIONS FOR THE PURCHASE OF A UTILITY LINE TRUCK AND AUTHORIZED THE PURCHASING AGENT TO ADVERTISE FOR BIDS THEREON.

AGENDA ITEM "b"  
PULLED FROM  
AGENDA

WITH COUNCIL'S CONCURRENCE, AGENDA ITEM "b" - "ACCEPT CHURCH STREET STORM DRAIN, FORREST AVENUE TO TURNER ROAD" WAS REMOVED FROM THE AGENDA.

\*\*\*\*\*

Minutes of August 2, 1978, continued

PROPOSAL RE 3-M  
NATIONAL ADVERTISING  
CO. POSTER PANEL  
APPROVED

City Manager Graves apprised the Council that a letter had been received from Mr. Mike Sanguinetti, Field Sales Representative, 3M National Advertising Company proposing that for the City of Lodi poster panel located on Highway 12 and DeVries Road, the City of Lodi reimburse Outdoor Poster, Inc. in the amount of \$360.00 for six stands of posting paper which had been silk screened by that Company. In return the 3M National Advertising Company will reduce the contract for the remaining ten months for the subject poster panel to \$135.00 per month. Under this proposal, the City would realize a savings of \$400.00 on rental of this poster panel.

Discussion followed with questions being directed to Staff. On motion of Councilman Katnich, Hughes second, Council approved the proposal made by 3M National Advertising Company as heretofore listed.

City Manager Graves presented the following proposed fees for reproductions of Public Documents for Council approval. It was suggested that other Governmental Agencies as well as the news media be exempted from these fees.

PROPOSED FEES FOR  
REPRODUCTIONS OF  
PUBLIC DOCUMENTS  
APPRVD.

RES. NO. 78-86

CITY COUNCIL/PLANNING COMMISSION

- a) Agendas \$ 7.50 per year
- b) Minutes \$20.00 per year

Those persons requesting documents of this type on a continuing basis will be requested to provide self-addressed stamped envelopes.

- c) Supplements to City  
Codes \$5.00 per supplement
- d) Per page reproduction  
fee \$0.15 per page

Council discussion followed with questions being directed to the City Clerk regarding the proposed fee schedule.

On motion of Councilman Katnich, Hughes second, Council adopted Resolution No. 78-86 approving the proposed fee schedule for the reproductions of public documents as presented by Staff.

HOLLY DRIVE STREET  
LIGHTING DISTRICT

RES. NO. 78-87

RES. NO. 78-88

A petition was presented for the installation of street lights on Holly Drive bounded by Loma Drive and Howard Street. The City Clerk had examined and checked the signatures on the petition and had certified that said petition contained signatures of the owners of more than 60% of the property described in the petition. Council was apprised that the petitioners waived the investigation provided for by the "Special Assessment, Investigation, Limitation and Majority Protest

HOLLY DRIVE STREET  
LIGHTING DISTRICT  
RES. NOS. 78-87 AND  
78-88 (Contd.)

Minutes of August 2, 1978, continued

Act of 1931<sup>11</sup> in connection with the installation. A diagram of the proposed district was presented for Council's scrutiny. Plans and specifications for the proposed district were presented for Council approval by the City Manager.

Following discussion, on motion of Councilman Katnich, Katzakian second, Council adopted Resolution No. 78-87 adopting the plans and specifications for the Holly Drive Street Lighting District (Holly Drive bounded by Loma Drive and Howard Street).

On motion of Councilman Katnich, Katzakian second, Council adopted Resolution No. 78-88 stating the Council's intention to form the Holly Drive Street Lighting District (Holly Drive bounded by Loma Drive and Howard Street) and setting the hearing thereon for September 20, 1978 at 8:00 p.m.

PLANS AND SPECS FOR  
CITY HALL PARKING  
LOT APPROVED

The plans and specifications for City Hall Parking Lot, 221 West Pine Street, Lodi were presented for Council's approval. Council was advised that this portion of the work consists of constructing the curbing and walkways; and grading, compacting and paving of the lot. Once these improvements are completed, the automatic sprinkler system, lighting, and landscaping will be installed.

Council discussion followed with questions regarding the project being directed to Staff. The parking lot layout was presented upon Council's request and reviewed.

On motion of Councilman Katnich, Hughes second, Council approved the Plans and Specifications for "City Hall Parking Lot, 221 W. Pine Street", and directed the City Clerk to advertise for bids thereon. Council also asked to review the proposed landscape plans for the area and the projected costs prior to letting of that contract.

HARNEY LANE  
DISPOSAL SITE PLAN

Agenda item "m" - "Harney Lane Disposal Site Plan" was introduced by Public Works Director Jack Ronsko. Mr. Ronsko apprised the Council that he had contacted the Solid Waste Management Board and was apprised that they have a coordinator that would be happy to come to Lodi and work with the City on this matter.

RECESS

Mayor Pinkerton declared a five-minute recess and the City Council reconvened at 10:05 p.m.

1978-79 CAPITAL  
IMPROVEMENT  
PROGRAM

City Manager Graves presented the proposed Capital Improvement Program - 1978-79 for the fiscal year commencing July 1, 1978 and ending June 30, 1979 for Council's scrutiny, a recapitulation of which is set forth as follows:

Minutes of August 2, 1978, continued

**ADOPTED  
CITY OF LODI  
CAPITAL IMPROVEMENT PROGRAM 1978-79**

**RECAPITULATION**

PROJECTS	Total Cost	121 General Fund	123 Master Drain	148 Revenue Sharing	17.1 Sewer Fund	33 Gas Tax Fund	124 SB 325 Fund	126 Urban D Fund	Othe
Sanitary Sewers	\$ 27,500				\$27,500				
Storm Drainage	774,700	5,000	614,600	155,100					
Water System	168,200	84,300		83,900					
Street System	2,720,800					127,600	1,188,085	577,220	827,8
Other Facilities	372,500	10,000		262,000		17,000			83,5
<b>TOTAL</b>	<b>\$4,063,700</b>	<b>\$99,300</b>	<b>\$614,600</b>	<b>\$501,000</b>	<b>\$27,500</b>	<b>\$144,600</b>	<b>\$1,188,085</b>	<b>\$577,220</b>	<b>\$911,3</b>
Beginning Balance 7/1/78		710,455	466,432	200,650	62,308	60,981	901,017	534,618	
Est. Resources 78/79			<u>245,000</u>	<u>328,815</u>		<u>160,460</u>	<u>465,940</u>	<u>145,000</u>	<u>911,3</u>
<b>FUNDS AVAILABLE</b>		<b>710,455</b>	<b>711,432</b>	<b>529,465</b>	<b>62,308</b>	<b>221,441</b>	<b>1,366,957</b>	<b>679,618</b>	<b>911,3</b>
Projects Budgeted		<u>99,300</u>	<u>614,600</u>	<u>501,000</u>	<u>27,500</u>	<u>144,600</u>	<u>1,188,085</u>	<u>577,220</u>	<u>911,3</u>
<b>ESTIMATED BALANCE</b>		<b>\$611,155</b>	<b>\$ 96,832</b>	<b>\$ 28,465</b>	<b>\$34,808</b>	<b>\$ 76,841</b>	<b>\$ 178,872</b>	<b>\$102,398</b>	<b>-</b>

1978-79 CAPITAL  
IMPROVEMENT  
PROG. ORD. NO  
1153 INTRO.  
(Contd.)

Minutes of August 2, 1978, continued

1978-79 CAPITAL  
IMPROVEMENT  
PROGRAM  
(Contd.)

ORD. NO. 1153  
INTRO.

Lengthy discussion followed with questions being directed to Staff. Councilman Katnich moved introduction of Ordinance No. 1153, "An Ordinance Adopting a Capital Improvement Program beginning July 1, 1978 and ending June 30, 1979". The motion was seconded by Councilman Katzakian and carried by unanimous vote.

REPORT RE  
RETIREMENT PAYMENTS  
FOR RETIRED  
EMPLOYEES

Council was advised that sometime ago Staff had been directed to look into the cost of additional retirement benefits for retired employees. This was at the request of representatives of the retired employees. The retired employees specifically requested that the City consider amending the City's contract with P.E.R.S. to provide 5 percent annual living increases. Staff had contacted P.E.R.S. as to the cost of this particular benefit and were told that an actuarial study would be needed; however, the cost of that program would be between 6 and 12 percent of payroll.

Staff also looked at a provision which would give a one-time increase of from one percent to seven percent in retirement allowances to those employees who retired prior to June 30, 1974. The actual percentage increases is dependent upon the date of retirement. The cost of this increased benefit is 6% of payroll. Salary costs for 1978-79 are approximately \$4,100,000; therefore, the costs of these benefits would be as follows:

5% annual cost of living increase	-	\$246,000
		annually
1% - 7% one time increase	-	\$24,600
		annually

Questions regarding the report were directed to Staff. Following discussion by the Council, Mayor Pinkerton directed Staff to further investigate the matter and to report its findings to Council at a future Council meeting.

PURCHASE OF XEROX  
EQUIPMENT APPRVD.

Staff recommended that Council approve the purchase of Xerox equipment for the City Hall and the Police Department through a lease purchase arrangement with the Xerox Company. Council was apprised of the dollar savings in 5 years on each piece of equipment. Other factors considered in making the recommendation were:

- a) Dollar savings start immediately
- b) City's present income from interest is in excess of 6.5%
- c) At the end of 5 years, the City would own the equipment and the equipment has an additional 5 years of life.

Minutes of August 2, 1978, continued

PURCHASE OF  
XEROX EQUIPMENT  
APPRVD. (Contd.)

On motion of Councilman Katzakian, Hughes second, Council approved the purchase of Xerox equipment for City Hall and the Police Department through a lease purchase arrangement with Xerox as proposed by Staff.

AGREEMENT WITH  
PROPERTY OWNER  
NORTH OF WELL 17  
TO UTILIZE A  
PORTION OF UNUSABLE  
PROPERTY AT THAT  
SITE APPROVED

A proposed agreement between the City of Lodi and Stewart C. Adams and Rose V. Adams, his wife, to utilize a portion of unusable property at the Well 17 site, was presented for Council's approval. Council, on motion of Councilman Katnich, Katzakian second, approved the aforementioned agreement and directed the City Manager to execute the agreement on behalf of the City.

AWARD-CONTRACT FOR  
"CURB AND GUTTER  
REPLACEMENT"

RES. NO. 78-89

The bids which had been received for "Curb and Gutter Replacement: Garfield Street - Hilborn Street to Lodi Ave.; Central Avenue - Walnut Street to Oak Street, Oak Street - Stockton Street to Washington Street; Washington Street - Oak Street to Alley N/Oak (West curb and gutter): were presented to Council as follows:

<u>BIDDER</u>	<u>LOCATION</u>	<u>BID</u>
Del Sol Construction & Engineering	Stockton	\$ 91,413.85
H. Max Lee	Lodi	\$ 91,773.20
Claude C. Wood Co.	Lodi	\$ 95,732.06
McGaw Co.	Stockton	\$ 97,495.25
Griggs-Watkins, Inc.	Rio Linda	\$104,715.50

Following Staff's recommendation, Councilman Katnich moved for adoption of Resolution No. 78-89 awarding the contract for "Curb and Gutter Replacement" as heretofore listed to Del Sol Construction and Engineering in the amount of \$91,413.85. The motion was seconded by Councilman Katzakian and carried by unanimous vote.

PLANS AND SPECS FOR  
WALNUT STREET STORM  
DRAIN

The plans and specifications for "Walnut Street Storm Drain, Central Avenue to Garfield Street" were presented for Council approval. The project is recommended for approval at this time in order to provide proper drainage for a line being installed in Central Avenue north of Walnut Street as a part of the recently advertised curb and gutter replacement project. The storm drain will eventually drain Central Avenue from Walnut Street to Elm Street.

On motion of Councilman Katnich, Katzakian second, Council approved the plans and specifications for "Walnut Street Storm Drain, Central Avenue to Garfield Street", and authorized the City Clerk to advertise for bids thereon.

Minutes of August 2, 1978, continued

## ORDINANCES

ORD. PROHIBITING  
PARKING AT  
CERTAIN TIMES &  
PLACES WHEN  
INDICATED BY SIGNS

ORD. NO. 1148  
ADOPTED

Ordinance No. 1148 entitled "An Ordinance Amending Section 14-59 of the Lodi City Code Prohibiting Parking at Certain Times and Places When Indicated by Signs" having been introduced at a regular meeting held July 19, 1978 was brought up for passage on motion of Councilman Katzakian, Katnich second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich,  
Katzakian, McCarty  
and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

ORD. TO PROVIDE  
FOR DEDICATION OF  
LAND OR FEES OR  
BOTH AS A CONDITION  
TO THE APPROVAL OF  
NEW RESIDENTIAL  
DEVELOPMENT

ORD. NO. 1149  
ADOPTED

Ordinance No. 1149 entitled "An Ordinance of the City of Lodi to Provide for the Dedication of Land or Fees or both as a condition to the approval of new residential developments, for the purpose of providing classroom facilities where conditions of overcrowding exist in a Public School Attendance Area" having been introduced at a regular meeting held July 19, 1978 was brought up for passage on motion of Councilman Katzakian, Katnich second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich and  
Katzakian

Noes: Councilmen - McCarty and Pinkerton

Absent: Councilmen - None

ORD. REZONING UPLAND  
PORTION OF THE  
MOKELUMNE VILLAGE  
SUBDIVISION, WHICH IS  
LOCATED ON THE NORTH  
SIDE OF E. TURNER RD.  
BETWEEN THE SOUTHERN  
PACIFIC RR RIGHT OF  
WAY AND STATE ROUTE  
99 FROM P-D(3) TO R-1,  
R-LD AND C-S

ORD. NO. 1150  
ADOPTED

Ordinance No. 1150 entitled "An Ordinance of the City of Lodi rezoning the upland portion of the Mokelumne Village Subdivision, which is located on the north side of East Turner Road between the Southern Pacific Railroad right-of-way and State Route 99 from P-D(3) to:

a. Lots 1 through 26 and Lots 90 through 112 to the R-1, Single-Family Residential, with the exception of those portions of Lots 15 through 26 which are below elevation 48, shall remain in the F-P, Floodplain District.

b. Lots 27 through 78 to the R-LD, Low Density Multiple Family Residential District with Lots 34 through 48 and Lots 52 through 60 designated for duplexes and Lots 26 through 33, Lots 49 through 51, and Lots 61 through 79 designated for single-family residences.

Minutes of August 2, 1978, continued

ORD. REZONING UPLAND  
POR. MOKELUMNE  
VILLAGE SUBDV.  
ORD. NO. 1150 ADOPTED  
(Contd.)

c. The 11 acre commercial area at the north-west intersection of State Route 99 and East Turner Road to the C-S, Commercial Shopping District,

having been introduced at a regular meeting held July 19, 1978 was brought up for passage on motion of Councilman Katzakian, Katnich second. Second reading was omitted after reading by title, and the Ordinance was then passed, adopted and ordered to print by the following vote:

Ayes: Councilmen - Hughes, Katnich, Katzakian,  
McCarty and Pinkerton

Noes: Councilmen - None

Absent: Councilmen - None

#### EXECUTIVE SESSION

The City Council then recessed to Executive Session at approximately 11:00 p.m. The Mayor excused the City Clerk from attending the session.

MEDICAL & DENTAL  
INSURANCE PAYMENTS  
APPROVED

RES. NO. 78-90

Council reconvened at approximately 11:10 p.m. On motion of Councilman Katnich, Katzakian second, Council received and accepted verbal report of Assistant City Manager Glenn concerning labor negotiations and adopted Resolution No. 78-90 approving payments for medical and dental insurance.

LODI DAY AT THE FAIR

City Manager Graves reminded the Council of "Lodi Day" at the Fair to be held August 16, 1978 at the San Joaquin County Fair Grounds.

#### ADJOURNMENT

There being no further business to come before the Council, Mayor Pinkerton adjourned the meeting at approximately 11:15 p.m.

ATTEST:

*Alice M. Reimche*  
ALICE M. REIMCHE  
CITY CLERK